



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

*"Parks Make Life Better!"*

John Wicker, Director

Norma E. Garcia, Chief Deputy Director

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April 25, 2019

Dear Bonelli RV Permittee:

**FRANK G. BONELLI RECREATIONAL VEHICLE PARK  
COMMUNITY MEETING  
QUESTIONS AND ANSWERS**

On March 23, 2019, the County of Los Angeles Department of Parks and Recreation held a community meeting to introduce the recommended operator for the Frank G. Bonelli Recreational Vehicle Park. Below are answers to the questions received during the meeting:

Q. Who is the recommended operator for the RV Park?

A. The recommended operator is Urban Park Concessionaires (UPC). UPC's co-owners have been concessionaires and managers for the past 45 years and now operate 23 contracts in California, Oregon, and Arizona. UPC has an extensive list of concessionaire and management agreements with the public sector, including the National Park Service.

Q. When will there be a formal meet and greet meeting with the recommended operator?

A. UPC will schedule introductory (one-on-one) meetings with Monthly Occupants as soon as possible.

Q. How many proposals were submitted?

A. There were a total of 3 proposals received.

Q. What's the new contract term?

A. The new contract term will be for 20 years.

Q. When does the new contract become public?

A. The contract becomes a matter of public record upon placement on the Agenda for the County of Los Angeles Board of Supervisors (BOS) Meeting, which will be held on April 30, 2019.

Q. Can anyone attend the BOS Meeting?

A. Yes.

Q. Will there be an increase in monthly fees?

A. There will be no immediate increase in monthly fees.

Q. Is the rent due date changing?

A. UPC will discuss rent payment options individually with Monthly Occupants.

Q. Does the new contract allow rate fee to increase every 2 years?

A. Yes. All increases of rates must have prior written approval by the Director of the Department of Parks and Recreation. Rates shall not be raised during the first year of the Contract Term. Increases in rates, if justified, may be authorized no more often than once every two (2) years thereafter.

Q. Will there be any late payment penalties?

A. The operator will meet with all Monthly Occupants and provide a new Monthly Occupant agreement prior to the commencement of the new contract and establish any fees and charges, including any late payment fees.

Q. Will all other fees, such as a pet fee, cart fee, etc. continue to be the same?

A. Most of the current fees will remain the same. However, the recommended operator will determine if the fees will be adjusted. The final fee schedule will be provided upon approval of the recommended contract to the Board of Supervisors, on April 30, 2019.

Q. Will the monthly occupants be asked to relocate to a different space?

A. Monthly occupants will remain in their current space and will not be asked to relocate.

Q. Will the monthly's waitlist to move to a different RV space be honored?

A. Upon the commencement of the new contract, there will be no new agreements issued for monthly occupancy, therefore, there will be no wait lists for new monthly occupancy agreements, including the relocation of RV sites.

Q. Are the monthly users allowed to leave and come back?

A. No, once you leave the RV Park the monthly rental agreement will terminate. If you would like to return to the RV Park, you will be required to sign a new agreement and adhere to the Maximum Tenancy Period (MTP).

Q. What is the MTP?

A. The MTP is the maximum length of time patrons may rent or use the RV Park, beginning on the date of first arrival. The MTP shall be for maximum of twenty (20) nights in a sixty (60) day period, beginning on the date of first arrival. The MTP shall include a maximum of sixty (60) nights total in a calendar year.

Q. Will purchasing/upgrading an RV within the RV Park (on-site) be grounds to terminate the Monthly Occupancy Agreement?

A. No; however, ownership of the RV and a current Monthly Occupancy Agreement must be established and the terms and conditions shall be the same as in the agreement.

Q. What will happen to the RV Rangers, will they lose their employment?

A. The recommended operator will be required to use a licensed and bonded security company to provide security services for the RV Park. However, all staff, including current "Park Rangers" are encouraged to apply for job opportunities with the recommended contractor and go through the hiring process for additional security services or for any positions they may have vacant.

Q. Will there be an internet service upgrade?

A. New operator will conduct an analysis for the best internet provider.

Q. Will the mailbox services continue?

A. Yes, mail services will not be interrupted.

Q. How many security guards will be used in a 24-hour shift?

A. UPC will work with the new security company to establish the amount of security guards needed to provide the security needs of the RV Park.

Q. Will the propane vendor continue to deliver door to door service?

A. UPC will provide more information on the provision of services as the commencement of the contract approaches and will notify users of any changes to those services.

Q. Are there any plans to install electricity meters at each RV space site?

A. No, there are no plans to install any meters at each site.

Q. Is there an age restriction for RV's?

A. UPC will determine if they will require an age limit on RVs.

Q. Will there be an "adults only" area?

A. UPC will evaluate the needs of the facility and patrons and provide more information as they begin to operate the facility.

Q. Will there be new amenities?

A. UPC will provide more information on additional amenities and any upgrades to the facility as more details become available.

Q. Can the new operator build a dog park/area?

A. UPC will evaluate the needs for a dog park/area and consider a capital improvement project to build a new dog park/area.

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Q- Will there be additional maintenance provided to the facility, i.e. fixing potholes, road maintenance?

A. UPC will provide the required maintenance and conduct any additional upgrades as necessary.

Q. Will the Hot Tubs area be part of the RV Park?

A. No, the Hot Tubs area will not be part of the RV Park. The Department is currently working on researching potential recreational uses for that area.

Thank you again for attending the community meeting. If you have any questions, please contact Ms. Brenda Tovar at (626) 588-5272 or by email at [btovar@parks.lacounty.gov](mailto:btovar@parks.lacounty.gov).